

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Wednesday, October 6, 2010

The meeting convened at 7:10 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Chair Beverly Johnson
Boardmember Lena Tam
Boardmember Frank Matarrese
Boardmember Marie Gilmore
Vice Chair Doug deHaan

2. CONSENT CALENDAR

- 2-A. Approve the minutes of the Regular Meeting of September 1, 2010.
- 2-B. Authorize Negotiation and Execution of a Sublease for Jim Bustos Plumbing, Inc., Building 612, at Alameda Point.
- 2-C. Authorize the Executive Director to Execute an Amendment to an Agreement with Russell Resources for Environmental Consulting Services for Alameda Point Extending the Term for 12 Months and Adding \$140,000 to the Budget.
- 2-D. Authorize Negotiation and Execution of a Sublease for NRC Environmental Services, Inc. Building 616 and Yard D-13, at Alameda Point.

Vice Chair deHaan moved for approval of the Consent Calendar. Member Tam seconded the motion, which carried by unanimous voice vote - 5

3. REGULAR AGENDA ITEMS

None.

4. ORAL REPORTS

- 4-A.** Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative
- Highlights of September 2 Alameda Point RAB Meeting.

Member Matarrese was not able to attend the Sept. 2 meeting but received materials regarding remediation activity in progress with a new technology, and a brief report on the University of Florida study of the remediation technique.

5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

There were no speakers.

6. EXECUTIVE DIRECTOR COMMUNICATIONS

- 6-A. Presentation on "Going Forward" Community Forums for Alameda Point

The Planning Services Manager gave an oral presentation on the schedule of the Alameda Point Community Forums, an initial eight month public outreach effort of the first phase of planning, which would end in June 2011 and restart the environmental review process. The Planning Services Manager explained that while the City of Alameda is doing a CEQA document EIR, the Navy will be doing a NEPA document. The Navy process won't start until there is a project description or general description of the City's plan. The goal is eight months.

The eight-month schedule starts with a series of community outreach efforts, including community workshops and internet outreach. The tentative schedule of the first three meetings is: November 9 at the Grand Pavilion, November 18 at Mastick, and December 8 in west Alameda. These workshops and key components of each meeting will be consistent from meeting to meeting.

The Planning Services Manager summarized the six key areas as noted in the staff report: 1) Community Facilities, 2) Land Use Mix, 3) Streets, Parks, and Open Space, 4) Transportation Access, 5) Architectural Character and Building Types, and 6) Historic Character and Adaptive Reuse.

There are plans for a Tenant Forum in the spring focused on economic development strategy, a Developer and Business Forum, and discussions with each of the Boards and Commissions. A summary will be presented to the ARRA Board in March 2011, and a project description in June 2011.

Member Gilmore requested an overview of where Alameda and the Bay Area stand in the commercial and industrial real estate market. The Interim City Manager discussed the application of a citywide real estate management policy which will include the information Member Gilmore requested about comparable leases.

Member Tam requested an evaluation of internal competition, i.e., Marina Village vs. Alameda Point.

Member Matarrese discussed the commercialization and industrialization approach to development at Alameda Point, stating that the markets already out there are not the typical suburban business park, not the type of businesses that would go into Marina Village, i.e., NRC and supporting industries, Spirits Alley, the maritime industry. Member Matarrese also discussed the jobs housing, and that job creation should drive it, stating that Alameda Point will never be the rest of Alameda and probably shouldn't be, because it is industrial. Alameda Point should reflect what it was and people will look at it in a different way.

Vice Chair deHaan concurred with Member Matarrese, stating that Alameda Point has a different architectural design and that the development should maximize the unique venue out there, and that folks should not get caught up in that it has to look like the rest of Alameda.

Member Gilmore recommended evaluating and targeting the types of businesses and industries that would value the asset of Alameda's own electric utility.

Member Tam inquired a status report on communications with the Navy and if they were aware of the "Going Forward" plan, to which the Deputy City Manager – Development Services responded in the affirmative, stating that staff met with the Navy last week. The Navy produced conveyance objectives and stated that they want to help facilitate conveyance and interim economic development. The Interim City Manager stated that she will meet with the Navy's top management every 90 days for a status update.

Member Tam inquired if there was opportunity for Alameda to get funding for the EIR process. The Deputy City Manager – Development Services responded in the affirmative, stating that staff has discussed funding possibilities with the Navy. There are some technical issues as the Navy has a contract for their NEPA process, and the City has a CEQA contract, but it may be possible to combine the processes so that it is cost efficient.

Member Tam inquired if there are synergies between the sister federal agencies (Lawrence Berkeley Lab is with the Dept. of Energy, and the Veterans Administration has close ties with Navy). The Deputy City Manager – Development Services explained that, regarding the VA, the Navy understands that there has to be coordination to the extent that City staff can work with the VA to leverage their infrastructure and develop that relationship, not just in terms of regulatory process, but also with actual physical improvements and infrastructure. With regards to the Lawrence Berkeley Lab's requests for proposals for land to host their second campus, the City is prepared to submit a proposal in coordination with the Navy.

The Interim City Manager added that the City is prepared to respond to the Lawrence Berkeley Lab RFP process with a very competitive proposal. There are opportunities to have strategic alliances as a result of the DOE and the Navy that makes Alameda Point uniquely competitive.

The Deputy City Manager – Development Services stated that staff will be providing the Board with updates at the monthly ARRA meetings.

Vice Chair deHaan inquired if the Navy is willing to do phased conveyance. The Deputy City Manager – Development Services explained that the Navy is exploring the boundaries, the pros and cons of phased conveyance, and that the Navy is open and listening to ideas.

There was discussion from the Board about the management of the utilities at Alameda Point and whether there was a formal decision made about it. The Assistant General Counsel – ARRA stated that there has never been a plan that the City would operate any of the utilities at Alameda Point other than the electric utility.

Member Matarrese requested that the facts of this matter be brought back to the Board.

7. REFERRALS FROM THE GOVERNING BODY

None.

8. COMMUNICATIONS FROM THE GOVERNING BODY

Member Matarrese attended the liaison committee meeting between AC Transit and the City and discussed the series of cuts, including reduction of services for Lines O, Line 51A, and Line 21, and the discontinuation of Line 851. He was most concerned about Line 31 (the only bus service to the Alameda Point Collaborative and to west of Main St) which will be discontinued on weekends. Member Matarrese requested that the City insist that Line 31 be continued on weekends.

There was discussion by the Board of SunCal's involvement in the political arena. Boardmembers expressed their dissatisfaction and displeasure, denouncing SunCal's efforts, stating that the personal attacks on staff members and elected officials to influence any political debate or election should not be tolerated.

9. ADJOURNMENT

Meeting was adjourned at 8:09 p.m. by Chair Johnson.

Respectfully submitted,

A handwritten signature in cursive script, reading "Irma Glidden". The signature is written in dark ink and has a fluid, connected style.

Irma Glidden
ARRA Secretary